

HISTORIC LANDMARKS PRESERVATION COMMISSION

Minutes of Meeting
Tuesday, March 13, 2012
Town Board Meeting Room
220 Plandome Road, Manhasset, New York

1. Call to Order

The meeting was called to order at 6:45 pm.

Roll call:

Commissioner Howard Kroplick, Town Historian	present
Commissioner Nancy Shores	not present at roll call, arrived at 6:50 PM
Commissioner Guy Frost	present
Commissioner John Sorrenti	absent
Commissioner Michael A. Levine (non-voting)	absent
Chairman George Williams	present

- 1a. The newly appointed Town Historian, **Commissioner Howard Kroplick**, provided information about his background. Relevant historical experience includes 2 books (*Vanderbilt Cup Races of Long Island* and coauthoring the book *The Long Island Motor Parkway*); member of the Board of Trustees of the Roslyn Landmark Society; involved in the restoration of the Mackay Estate Gate Lodge and the Mackay Horse.

2. Approval of Minutes of Commission Meetings for June 13, 2011

Deferred to next meeting

3. 102 Huntington Road, Port Washington Heights Historic District Section 5, Block 60, Lot 325

- A. *Consideration of a Certificate of Appropriateness for proposed alteration/construction which causes a material change in the exterior appearance of the building and site as indicated on plans prepared by Donald Alberto, AIA dated 5-16-2011. The proposed work for review by the Commission is the new window well for egress from the finished cellar.*

Presentation made by **Donald Alberto, AIA**; 68 Highland Avenue, Port Washington, NY, representing Pat Lynch, former owner of the property.

- **Mr. Alberto** stated that Lynch represented that the cellar was already finished at the time of purchase.
- A new egress window was requested by the Building Department to bring the existing finished cellar into conformance with current New York State building code requirements.
- The proposed egress window would be installed in the same location as an existing window, but would be enlarged to comply with code requirements for egress windows. A code compliant Bilco window well with diamond-shaped polycarbonate cover was proposed.
- **Mr. Alberto** stated that a plastic window well cover already exists in the same location and the proposed cover would have a lower profile than the existing.

A MOTION was made by **COMMISSIONER FROST** and seconded by **COMMISSIONER SHORES** to **APPROVE THE WINDOW WELL CONDITIONED ON CHANGING THE POLYCARBONATE COVER FROM A DIAMOND SHAPE TO A SHED FORM**. The motion, as amended, was approved by a unanimous vote of the members in attendance.

B. Consideration of a Certificate of Appropriateness for proposed alteration and new construction which cause a material change in the exterior appearance of the building and site as indicated on plans prepared by Edward Paul Butt, AIA dated 10-31-2011, revision date 12-15-2011. The proposed work includes the following:

- 1. kitchen alteration with modification to the exterior;**
- 2. new stone wall in the front yard and new stone wall, piers, archway and wrought iron gate following the front property line;**
- 3. new stone retaining wall and patio**

Presentation made by **Edward Butt, AIA**; New Hyde Park, NY, representing Mr. and Mrs. Steele, present owners of the property.

- **Mr. Butt** presented the plans and clarified the following:
 - i. the existing cedar tree would not be removed;
 - ii. the stone on the new wall would match the existing stone;
 - iii. the wrought iron fence shown on the plans will be replacing an existing chain link fence
- **Commissioner Frost** expressed concern about the kitchen alteration's visual presentation at the exterior. He suggested modifications to the plans to address his concerns. **It was also agreed that the sliding doors shown on the left side/east elevation would be changed to swinging doors.** It was agreed that the plans would be resubmitted and after confirmation that the requested changes had been made, the resubmitted plans would be approved and a Certificate of Appropriateness would be issued.

A MOTION was made by **COMMISSIONER FROST** and seconded by **COMMISSIONER SHORES** to **APPROVE** the application pending resubmission of plans reflecting the requested changes and a site visit by **COMMISSIONER FROST**. The motion, as amended, was approved by a unanimous vote of the members in attendance.

**4. 50 Reid Avenue, Port Washington Heights Historic District
Section 5, Block 61, Lot 100**

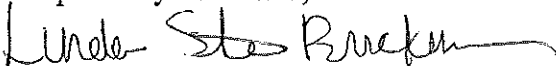
Consideration of a Certificate of Appropriateness for proposed alteration and new construction which cause a material change in the exterior appearance of the building and site as indicated on plans prepared by Janice Lynn Miller, RA dated 9-29-2011.

The proposed work includes a two story and basement rear extension, a new deck, the removal of an attic dormer with modification of the existing roof line and new windows and roof shingles. The Presentation was made by the architect, **JANICE MILLER** of Port Washington, NY, representing the homeowners. The deck would remain the same, but Azek, a composite material, would be used. A full stair was proposed to provide access from the deck to the yard due to the steep slope. The railing on the deck would need replacing to meet current NY State Building Code. The Architect and owner were advised that the zoning code does not permit operable windows in the attic.

A MOTION was made by **COMMISSIONER FROST** and seconded by **COMMISSIONER SHORES** to **APPROVE** the application provided the air conditioning unit is screened from the street and adjacent properties. The motion was approved by a unanimous vote of the members in attendance.

5. The meeting was adjourned at approximately 8:30PM.

Respectfully submitted,



Linda Stein Brickman, RA
Executive Secretary